



Total Approx. Floor Area 739 ft<sup>2</sup> ... 68.6 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by Jtm 2023

### Property Information

Tenure - Leasehold - The property has a 125-year lease starting from 01/05/2007 therefore there are 108 years remaining.

Ground Rent - £495.00 per annum.

Maintenance: This is paid in two instalments each year, the bill for the period from September '23 - March '24 is £2,336.95.

Age Restriction - residents must be aged 60 or above although we understand that there is some leniency for a couple if one person meets the age restriction and the other person is 55+

Council Tax Band - C

Energy Efficiency Rating – C79

WITH OVER...

At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office  
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## 38 Milliers Court, Worthing Road, East Preston, West Sussex, BN16 1AR £130,000 (Leasehold)



### A well-presented, first floor retirement apartment (age restriction 60+) situated in a most convenient setting, close to many useful amenities.

The property boasts larger-than-average accommodation comprising; sizeable entrance hall with airing cupboard and additional storage cupboard; two double bedrooms, both of which overlook communal gardens; shower room/WC; a spacious lounge/diner, with Juliette balcony (also overlooking communal gardens); and a fitted kitchen.

Further attributes include a passenger lift service; double glazing; an upgraded electric heating system; and the added peace of mind of a house manager (on duty between 9am and 5pm weekdays) and careline facility, both of which can be contacted via a distress pull-cord system fitted in most rooms.

There is also a good range of communal facilities including well-maintained gardens; a resident's lounge, kitchen, and laundry; as well as non-allocated resident's parking.

Notably, the property is offered for sale with **NO FORWARD CHAIN.**

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of

**4.9/5** ★★★★★



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**£130,000 – (Leasehold)**



Location – Milliers Court is located on the outskirts of East Preston Village and within a few hundred yards of Angmering mainline railway station. Opposite the block you will find a small parade of shops including a convenience store, dentist and hair salon. Sainsbury's supermarket is located within half a mile. The seafront and Greensward can be found within a mile and if you need more comprehensive shopping facilities Rustington village will provide this including the ever-popular Waitrose Supermarket. There is also the 700-bus route directly outside the main entrance.

East Preston is a thriving coastal village set between the sea and the South Downs National Park. It has a good network of major trunk roads along with Angmering mainline railway station, offering good links to London Victoria.



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